

When Recorded Return To:
Oquirrh Wood Ranch, LLC
14034 S. 145 E. Ste. 204
Draper, Utah 84020

ENT 45671:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 19 12:43 PM FEE 134.00 BY MG
RECORDED FOR Miller Harrison LLC
ELECTRONICALLY RECORDED

**SUPPLEMENTAL DECLARATION TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR FIREFLY
(NPA 8 Phase A Plat 7)**

This Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Firefly ("**Supplemental Declaration**") is executed and adopted by Oquirrh Wood Ranch, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall amend and supplement the Master Declaration of Covenants, Conditions, and Restrictions for Firefly recorded in the office of the Utah County Recorder on May 20, 2024, as Entry No. 33096:2024 (the "**Master Declaration**").

B. Oquirrh Wood Ranch, LLC is the Declarant as identified and set forth in the Master Declaration.

C. As per Sections 14.1 and 15.2 of the Master Declaration, Declarant reserved the unilateral right to add or define additional rights and use restrictions for portions of the Firefly master planned development without the requirement of Owner vote or consent.

D. Declarant desires to confirm that the Subject Property is subject to the terms, covenants and restrictions contained in the Master Declaration and as hereinafter provided for.

E. As of the date of this Supplemental Declaration, the Control Period remains in effect.

F. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Master Declaration.

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

TERMS AND RESTRICTIONS

1. **Submission.** Declarant hereby confirms that all of the real property identified and described in Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances

and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the “**Subject Property**”) is subject to the Master Declaration. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration, this Supplemental Declaration, and all supplements and amendments thereto.

2. **Plat.** The real properties described in Section 1 above, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Master Declaration, are more particularly set forth on the **FIREFLY NPA 8 PHASE A PLAT 7** subdivision map, which plat map is recorded in the office of the Utah County Recorder.

3. **Membership.** The Owner of each Lot or parcel within the Subject Property shall be a member of the Firefly Master Home Owners Association (“**Master Association**”) and shall be entitled to all benefits of such membership as set forth in the Master Declaration and shall be subject to the Master Declaration.

4. **Allocated Interests.** In accordance with the Master Declaration, each Lot shall be assigned an Allocated Interest factor of 1 for the purposes of voting, the payment of Common Expenses, and for other purposes indicated in the Master Declaration or the Act.

5. **Allocation of Regular Assessments.** Each Lot within the Subject Property shall be apportioned a share of the Common Expenses of the Master Association as set forth in the Declaration and shall be liable for all Regular Assessments levied by the Master Association as permitted under the Declaration.

6. **Benefit Assessment Area.** In addition to the rights and obligations set forth in the Declaration and this Supplemental Declaration, certain Lots within the Subject Property may also be subject to additional rights and obligations as set forth in a Board Resolution that creates a Benefit Assessment Area. Benefit Assessment Areas may be established to govern or maintain facilities or amenities unique to the benefitted Lots including, but not limited to, private streets, alleys, storm drainage improvements, structures, pools, parks, or any other private Parcels or Limited Common Areas exclusive to the Benefitted Area Lots. Unless otherwise set forth in a Board Resolution creating a Benefit Assessment Area, or additional Supplemental Declaration, the Lots within the Subject Property shall be subject to the general maintenance allocations set forth in the Declaration.

7. **Reservation of Declarant’s Rights.** All rights concerning the Project reserved to Declarant in the Master Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant’s rights concerning such Subject Property shall be governed by the same terms, provisions and limitations set forth in the Master Declaration.

8. **Effective Date.** This Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

* * * *

IN WITNESS WHEREOF, the Declarant, by and through its authorized representative, has executed this Supplemental Declaration this 18 day of June, 2025.

DECLARANT
OQUIRRH WOOD RANCH, LLC
a Utah limited liability company

Signature: _____

Name: Nathan Shipp

Title: Manager

STATE OF UTAH)
) ss.

COUNTY OF Salt Lake

On the 18 day of June, 2025, personally appeared before me Nathan Shipp who by me being duly sworn, did say that she/he is an authorized representative of Oquirrh Wood Ranch, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Jennifer Susan Owen

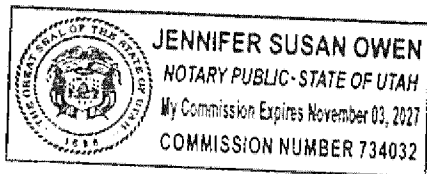


EXHIBIT A
SUBJECT PROPERTY LEGAL DESCRIPTION

All of **FIREFLY NPA 8 PHASE A PLAT 7**, according to the official plat filed in the office of the Utah County Recorder on June 13, 2025 as Entry Number 2025:43948.

Including Lots 701 through 754 and Parcels A & B and Common Area

Parcel Numbers: 39:399:0701 through 39:399:0758